



W3319798

E# **3319798** PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
28-Mar-24 0445 PM FEE \$40.00 DEP SLW
REC FOR: TIMIOS, INC.
ELECTRONICALLY RECORDED

After recording return to:
Timios, Inc.
5716 Corsa Avenue
Suite 102
Westlake Village, CA 91362
File No. 319754

This document prepared by:
Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 17-275-0007

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 20 day of MARCH, 2024, by and between **FLAGSTAR BANK, FSB** whose address is 5151 Corporate Drive, Troy, MI 48098, hereinafter referred to as Grantor(s) and **HASSAN NAMAZI, a married person**, whose address is 559 Peterson Parkway, South Weber, UT 84405, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Ninety Two Thousand Five Hundred and 00/100 Dollars (\$392,500.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Weber County, State of Utah:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 487 West 2075 North, Harrisville, UT 84414

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 20th day of March, 2024.

FLAGSTAR BANK, NA

By: _____

Print Name: Michael Biesbrouck

Title: Bank Officer

STATE OF Michigan

COUNTY OF _____

On this 20th day of March, 2024, before me, the undersigned Notary Public, personally appeared Michael Biesbrouck as Bank Officer on behalf of **FLAGSTAR BANK, NA** known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing date of March 20, 2024 and acknowledged that he/she/they has executed the same for the purpose therein contained.

In witness whereof, I have hereunto set my hand and official seal.

Allyson G Bonilla
Notary Public

Print Name: Allyson G. Bonilla

My commission expires March 14, 2027

ALLYSON G. BONILLA
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Mar 14, 2027
ACTING IN COUNTY OF

Oakland

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING TRACT OF LAND IN WEBER COUNTY, STATE OF UTAH, TO-WIT:
LOT 7R, HIDDEN MEADOWS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT
THEREOF, AS RECORDED IN THE OFFICE OF THE RECORDER OF WEBER COUNTY,
UTAH.

Parcel ID: 17-275-0007 ^{CM}
ds ^{CM} ds

Property commonly known as: 487 WEST 2075 NORTH, Harrisville, UT 84414